

AN ORDINANCE **2016-04-07-0254**

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of a 6.999 acre tract out of NCB 678 and NCB 7057 as well as Lots 11, 12, 13, 21, 21, 23, Block 23, NCB 671 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Millwork and Wood Products Manufacturing to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel.

SECTION 2. A description of the 6.999 acre property is attached as **ATTACHMENT "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **ATTACHMENT "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/mb
04/07/2016
Z-7


CASE NO. Z2016085

SECTION 6. This ordinance shall become effective April 17, 2016.

PASSED AND APPROVED this 7th day of April, 2016.



M A G O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney
For

Agenda Item:	Z-7 (in consent vote: 21, Z-1, Z-2, Z-3, Z-6, P-1, Z-7, Z-8, Z-9, Z-10, Z-11, Z-14, P-2, Z-16, P-3, Z-18, Z-19, Z-20)						
Date:	04/07/2016						
Time:	02:08:48 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016085 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Millwork and Wood Products Manufacturing to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel on 6.999 acres of land out of NCB 678 and NCB 7057 and Lots 11,12,13, 21, 22 and 23, Block 23, NCB 671 located at the 51 Essex Street, 601 and 604 Carolina Street, generally located at the intersection of Essex Street and South Cherry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16024)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



Z2016085

"ZONING"

**METES AND BOUNDS DESCRIPTION
FOR A
6.999 ACRE TRACT OF LAND**

Being a 6.999 acre tract of land situated in the in the City of San Antonio, Bexar County, Texas, being out of NCB 678, and NCB 7057, being all of a tract of land conveyed to Edgar G Lozano as described in Volume 9898, Page 651 of the Official Records of Bexar County, Texas, a tract conveyed to Edgar G Lozano as described in Volume 5134, Page 1611 of the Official Records of Bexar County, Texas, and being all of a tract of land conveyed to Mike Horn as described in Volume 11889, Page 1873 of the Official Records of Bexar County, Texas, and said 6.999 acre tract of land being more particularly described as follows:

BEGINNING at a point at the Northwesternly corner of the intersection of South Cherry Street and Essex Street, and being the Southeasterly corner of this herein described 6.999 acre tract of land;

THENCE with the Northerly right-of-way line of said Essex St., S 89° 38' 30" W, a distance of 405.15 feet to a ½" iron pin found for a Southerly corner of this herein described 6.999 acre tract of land;

THENCE continuing along the Northerly right-of-way line of said Essex St., S 71° 34' 08" W, a distance of 518.52 feet to a "X" in concrete found for along the Easterly right-of-way line of the Southern Pacific Railroad and being the Southwesterly corner of this herein described 6.999 acre tract of land;

THENCE with the Easterly right-of-way line of the Southern Pacific Railroad, with a curve to the left having a Radius of 1450.00 feet, a Delta Angle of 17° 10' 54", having a Tangent of 219.06 feet, with a Chord Bearing and Distance of N 38° 43' 17" E, 433.20 feet, and having a total Arc Length of 434.82 feet to a 3/8" iron pin found for a Southwesterly corner of a tract conveyed to the Southern Pacific Railroad, and being a Westerly corner of this herein described 6.999 acre tract of land;

THENCE with the Southerly line of said Southern Pacific Railroad tract, N 72° 04' 24" E, a distance of 213.00 feet to the Southeasterly corner of Walnut Street as shown on Plat of Subdivision NCB 7057 as recorded in Volume 1625, Page 27 of the Deed and Plat Records of Bexar County, Texas for an interior corner of this herein described 6.999 acre tract of land;

THENCE with the Westerly line of said Mike Horn tract, N 00° 21' 46" W, a distance of 295.97 feet to a point on the Southerly right-of-way line of Carolina Street, being the Northeasterly corner of said Southern Pacific Railroad tract, and being the Northwesternly corner of this herein described 6.999 acre tract of land;

ATTACHMENT "A"

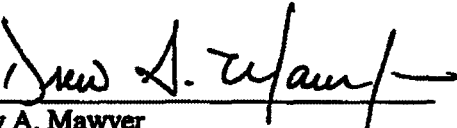
Z2016085

THENCE with the Southerly right-of-way line of Carolina Street, N 89° 45' 44" E, a distance of 421.75 feet to point at the intersection of the South line of Carolina Street and the West line of Cherry Street, and being the Northeasterly corner of this herein described 6.999 acre tract of land;

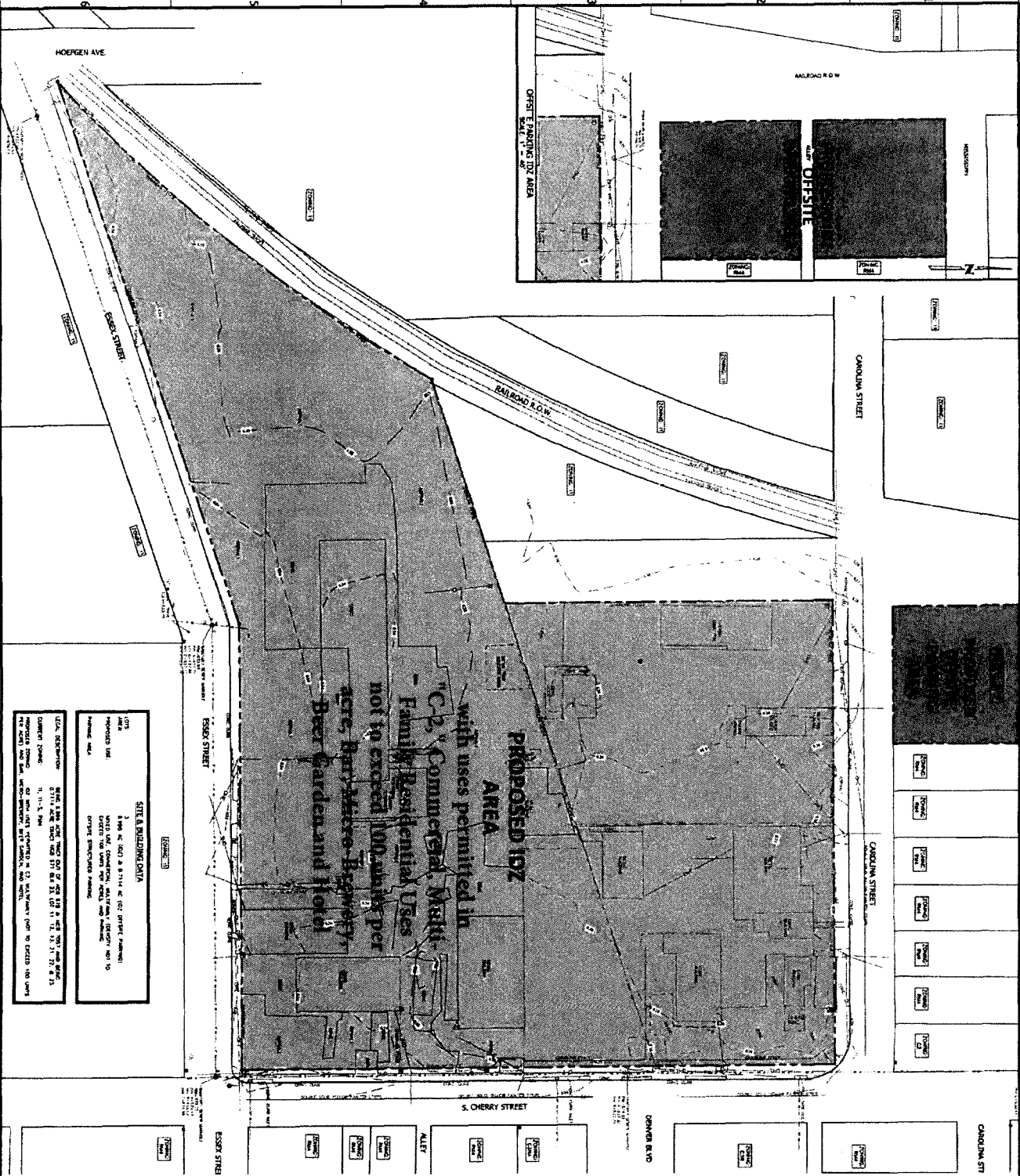
THENCE with the Westerly right-of-way line of Cherry Street, S 00° 22' 50" E, a distance of 534.79 feet to the POINT OF BEGINNING and containing 6.999 acre tract of land;

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
132 Caddell, New Braunfels, Tx 78130
BRD066 - ESSEX MB





SITE A BUILDING DATA	
DATE	12/23/2019
PROJECT NAME	VARAGE ENDEAVORS, LLC
PROJECT LOCATION	538 ROOSEVELT AVE, SAN ANTONIO, TEXAS 78130
PROJECT OWNER	VARAGE ENDEAVORS, LLC
PROJECT ARCHITECT	VARAGE ENDEAVORS, LLC
PROJECT ENGINEER	VARAGE ENDEAVORS, LLC
PROJECT LANDSCAPE ARCHITECT	VARAGE ENDEAVORS, LLC
PROJECT CIVIL ENGINEER	VARAGE ENDEAVORS, LLC
PROJECT ELECTRICAL ENGINEER	VARAGE ENDEAVORS, LLC
PROJECT MECHANICAL ENGINEER	VARAGE ENDEAVORS, LLC
PROJECT PLUMBING ENGINEER	VARAGE ENDEAVORS, LLC
PROJECT FIRE ENGINEER	VARAGE ENDEAVORS, LLC
PROJECT SPECIALTIES	VARAGE ENDEAVORS, LLC

Z2016085 ATTACHMENT "B"

ONE SITE PLAN NOTES:

1. THE LOCATION OF THE PROPOSED BUILDING IS SHOWN ON THE SITE PLAN.
2. THE LOCATION OF THE PROPOSED BUILDING IS SHOWN ON THE SITE PLAN.
3. THE LOCATION OF THE PROPOSED BUILDING IS SHOWN ON THE SITE PLAN.
4. THE LOCATION OF THE PROPOSED BUILDING IS SHOWN ON THE SITE PLAN.

NO.	DATE	REVISION
1	12/23/2019	ISSUED FOR PERMITTING

PROJECT: PRELIMINARY - FOR EXHIBIT ONLY
 VARAGE ENDEAVORS, LLC
 538 ROOSEVELT AVE.
 SAN ANTONIO, TEXAS 78130

PRELIMINARY
 NOT FOR CONSTRUCTION
 BIDDING OR PERMITTING

210 950 9224
 www.bigraddog.com

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 ENGINEERING & CONSULTING
 SAN ANTONIO, TEXAS 78249 • TEXAS REG. NO. F-12847

NO.	SHEET
1	102